

RECORD AND RETURN TO:

Beth A. Ramacciotti
Frederick County, Maryland
DUSWM, Dept. of Eng. & Planning

Tax Account No.
Contract No.

**PARTIAL RELEASE AND ABANDONMENT
OF DEED OF EASEMENT, WATER & SEWER** *[or whatever the original easement
document is titled]*

THIS PARTIAL RELEASE AND ABANDONMENT OF DEED OF EASEMENT,
WATER & SEWER **[or whatever the original easement document is titled]** (“Partial
Release”) is made this ____ day of _____, _____, by **FREDERICK COUNTY,
MARYLAND**, a body corporate and politic of the State of Maryland (“County”), unto
_____, a _____ (“Grantee”).

WHEREAS, Grantee **[or prior owner name with “Grantee’s predecessor in title” note]**
granted unto the Board of County Commissioners of Frederick County, Maryland, now known as
Frederick County, Maryland, a Deed of Easement for water and sewer **[or whatever the
original easement document granted]** located on a portion of Grantee’s property known as
**[insert property name such as Winchester Hall or description such as Lot # and subdivision
name]**, as shown on a plat entitled _____, which plat is recorded among the
land records of Frederick County, Maryland, in Plat Book _____, page _____, which Deed of
Easement was dated _____, and recorded among the Land Records of Frederick County,
Maryland, in Liber _____, folio _____ (“Deed of Easement”); and

WHEREAS, due to **[add reason]**, the Grantee has requested that the County release and
abandon a portion of the easement area created by the Deed of Easement; and

WHEREAS, by this Partial Release, County has agreed to release unto Grantee, a portion
of the easement area described in the Deed of Easement recorded among the aforesaid Land
Records in Liber _____, folio _____.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Zero
Dollars (\$0.00), and for other good and valuable consideration, the receipt of which is hereby
acknowledged, **FREDERICK COUNTY, MARYLAND**, does hereby release, terminate,
abandon and reconvey unto the Grantee, its successors and assigns, the following described
easement area from the Deed of Easement recorded among the Land Records of Frederick
County, Maryland, in Liber _____, folio _____, as if the same had never been included as a part
of the Deed of Easement, effective as of the date first written above:

All that piece or parcel of land described on **EXHIBIT A**, attached hereto and made a part hereof. *OR A MORE SPECIFIC DESCRIPTION LIKE WE USE IN OUR OTHER DOCUMENTS AS FOLLOWS:*

*All that piece or parcel of land containing (insert) square feet or (insert) acres, more or less, being more particularly described and shown as “_____” on a plat entitled “_____” attached hereto as **EXHIBIT A**, and made a part hereof.*

Specifically reserving and retaining, however, the easements created by the Deed of Easement as to all of the rest, residue and remainder of the easement areas described in the Deed of Easement not herein or previously released.

WITNESS the hands and seals of the parties on the date and year first above written:

Witness/Attest:

FREDERICK COUNTY, MARYLAND, a body corporate and politic of the State of Maryland

BY: _____ (SEAL)
Jan H. Gardner, County Executive

COUNTY

Witness:

_____,
a Maryland _____

BY: _____ (SEAL)
Name: _____
Title: _____

GRANTEE

***Sample Signature Block - must select proper format for each Grantee**

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, _____, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared JAN H. GARDNER who acknowledged herself to be the County Executive of Frederick County, Maryland a body corporate and politic, and that she, as County Executive, being authorized so to do, executed the foregoing PARTIAL RELEASE for the purposes therein contained, by signing the name of the body corporate and politic by herself as County Executive.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF _____, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, _____, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____, _____ of _____, a Maryland _____, and he/she acknowledged the foregoing instrument to be the act and deed of _____, in such capacity; and he/she did further certify that s/he is duly authorized, as _____ of _____, to make this acknowledgement on its behalf.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

***Sample Notary Acknowledgment - must select proper format for each Grantee**

This instrument has been prepared by or under the supervision of an Attorney duly admitted to practice before the Court of Appeals of Maryland.

_____, Attorney